



**City of Bellevue  
Department of Planning & Community Development  
Land Use Division Staff Report**

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**Proposal Name:** CGL Short Plat

**Proposal Address:** 15711 SE 45<sup>th</sup> Place

**Proposal Description:** Subdivide one 35,114 square foot parcel in the R-3.5 zoning district into three single family lots.

**File Number:** 07-123267-LN

**Applicant:** CGL Enterprises, LLC

**Decisions Included:** Administrative Decision for a Preliminary Short Plat through Process II, Land Use Code 20.35.200

**State Environmental Policy Act Exempt (WAC 197-11-800(6)(a))**

**Department Decision:** **Approval with Conditions**

  
Drew Folsom, Assistant Planner  
Development Services Department

Application Date: June 22, 2007  
Notice of Application: August 2, 2007  
Decision Publication Date: July 17, 2008  
Appeal Deadline: July 31, 2008

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For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

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**I. Description of Proposal**

The applicant proposes to short plat an existing 35,114 square foot (.8 acre) parcel into three single-family residential lots in the R-3.5 zoning district which has a minimum lot size of 10,000 square feet. Lot 1 of the short plat will be 13,220 square feet, Lot 2 is proposed to be 11,207 square feet, and Lot 3 is proposed to be 10,687 square feet. The site contains minimal slopes (10% - 20% in grade) and a small 1,856 square foot type IV wetland which will be not be retained as part of the proposal. The existing house on Lot 1 will remain. The detached garage will be removed as part of the proposal. An individual driveway will provide access to Lot 1 from SE 45th Place. Lots 2 and 3 will get access from SE 45th Place by means of a joint use driveway.

**II. Site Description and Context**

**Site Characteristics**

The site is located in a community of single-family residential homes in the Newcastle Subarea. The site is currently accessed via an existing private driveway off SE 45<sup>th</sup> Place. The site slopes minimally upward to the southeast. The site has several significant trees including maple, fir, cedar, birch and alder trees.

The site contains a small wetland of 1,856 square feet. This wetland has been delineated and classified as a type IV wetland with a total function score of 23 as described in the wetland delineation report prepared by Concept Engineering and dated January 24, 2008. Type IV wetlands with area less than 2,500 square feet are not considered critical areas.

The site is located in the Vasa Creek Drainage Basin. Both lots will be served by public sewer.

**Site Design**

The CGL Short Plat proposes to subdivide an existing parcel into 3 single family lots. An individual driveway will provide access to Lot 1 from SE 45th Place. Lots 2 and 3 will get access from SE 45th Place by means of a joint use driveway. The driveway width will be sixteen feet and built per the City's Transportation Department Design Manual Standard Drawing DEV-7B. The proposal will retain 111 diameter inches of significant trees. The minimum lot size of the zoning district is 10,000 square feet. The average lot size for the short plat is 11,705 square feet.

### III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

#### A. Special District Requirements (Critical Area Overlay District LUC. 20.25H)

**Critical Areas** – There are no critical areas on this site. See Section II for a discussion of the non-regulated wetland located on the site.

#### B. Consistency with Standard Land Use Code Requirements

BASIC INFORMATION		
<b>Zoning District</b>	R 3.5	
<b>Gross Site Area</b>	35,114 square feet	
<b>Critical Area</b>	None	
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>
<b>Dwelling Units/Acre</b>	3.5	3.5
<b>Minimum Lot Area</b>	10,000 square feet	13,220, 11,207, and 10,687 square feet
<b>Minimum Lot Width</b>	70-feet	70-feet or greater
<b>Minimum Lot Depth</b>	80-feet	80-feet or greater
<b>Building Setbacks</b>		
Front Yard	20-feet	20-feet
Rear Yard	25-feet	25-feet
Min. Side Yard	5-feet	5-feet
2 Side Yard	15-feet	15-feet
<b>Tree Retention</b>	15 % of significant trees, 100.35"	16.4 % of significant trees, 111"

### IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no Critical Areas located on the subject property. Short Plats not containing Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a).

### V. SUMMARY OF TECHNICAL REVIEWS

#### A. Utilities Review

Utility Department approval of preliminary short plat application #07-123267 LN is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved.

The water, sewer and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. All design review, plan approval and field inspection shall be performed under the Utility Developer Extension Agreements.

See Section VIII of this report for Utility Department related Conditions of Approval.

#### B. Fire Department Review

The Fire Department has no concerns regarding this proposal. Any new homes may require

sprinklers depending on the gross square footage of the homes, access and water supply available. This will be determined during the building permit stage.

### **C. Transportation Review**

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements. See Section VIII of this report for related a Condition of Approval.

Under BCC 22.16, payment of the transportation impact fee for each new house will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the city council. Builders will pay the fee in effect at the time of building permit issuance. See Section VIII of this report for a related Condition of Approval.

### **Use of the Right of Way**

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. See Section VIII of this report for related a Condition of Approval.

### **Street Frontage Improvements**

Street frontage improvements are not required from the proposed development since there are no frontage improvements in front of the adjacent properties.

### **Site Access**

Access to Lot 1 from SE 45<sup>th</sup> Place will be by an individual driveway. Lots 2 and 3 will get access from SE 45<sup>th</sup> Place by means of a joint use driveway. The paved driveway width of a joint use driveway will be a minimum of sixteen feet with Fire Department Approval. The joint use driveway will be located in a 20 feet wide access easement. The minimum width of an individual residential driveway is 10 feet. See Section VIII of this report for a related Condition of Approval.

### **Pavement Restoration**

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in

the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are, "No Street Cuts Permitted", "Overlay Required", and "Standard Trench Restoration". Each category has different trench restoration requirements associated with it. Near the development site SE 45th Place is classified as "Overlay Required". See Section VIII of this report for related a Condition of Approval.

### **Transportation Impacts and Mitigation**

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. The traffic generated from the 3 lot short plat is not expected to have a significant impact on the existing traffic operations in the area.

## **VI. PUBLIC NOTICE AND COMMUNITY INPUT**

*Application Date:* June 22, 2007  
*Public Notice (500 feet):* August 2, 2007 (Includes sign installation at the site)  
*Minimum Comment Period:* August 16, 2007

Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the *Seattle Times* on August 2, 2007. It was mailed to property owners within 500 feet of the project site and a Public Information Sign was installed on the project site on the same day.

Notice of an informational public meeting was published in the City of Bellevue's *Land Use Bulletin* and the *Seattle Times* on September 13, 2007. It was mailed to property owners within 500 feet of the project site. The meeting took place on September 26, 2007.

Public comments were received regarding the retention of old growth habitat, trees, and neighborhood character.

- **Concern was expressed regarding the Retention of old growth habitat.**

**City Response:** As part of the wetland delineation report prepared by Concept Engineering dated January 24, 2008 priority habitats within 330 ft of the on-site wetland were analyzed. The report specifically analyzed and concluded that Old-growth forests and Mature Forests are not present on the site. Staff visited the site in July and September of 2007 and concurs with this conclusion.

- **Concern was expressed regarding the amount of Tree retention.**

**City Response:** The applicant is required to retain 15% of the diameter inches of significant trees on the site. The applicant meets this requirement by retaining 7 significant trees with a total of 111 diameter inches, representing 16 % of the diameter inches of significant trees. See Section VIII of this report for a related Condition of Approval.

- **Concern was expressed regarding the impact of the proposal on neighborhood character**

**City Response:** The proposal is similar to the existing character of the neighborhood due to the retention of significant trees, compliance with the development standards, and compliance with dimensional requirements as further discussed in section VII of this report. See Section VIII of this report for related Conditions of Approval.

**VII. Decision Criteria:**

20.45B.130B Decision Criteria for a Preliminary Short Plat.

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

1. **The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

**Finding:** City codes ensure public health, safety and general welfare through development code requirements. An individual driveway will provide access to Lot 1 from SE 45th Place. Lots 2 and 3 will get access from SE 45th Place by means of a joint-use driveway. The applicant will be required to provide drainage improvements designed to service the drainage needs of the site. Existing public water and sewer facilities have been deemed adequate to serve the proposed development.

2. **The public interest is served by the short subdivision.**

**Finding:** The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards.

3. **The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

**Finding:** The preliminary short plat considers the physical characteristics of the site by retaining 111 diameter inches of significant trees.

4. **The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

### **Development Standards**

**Finding:** The proposal complies with the Land Use Code requirements for R-3.5 zoning, the Utility Code and the City of Bellevue Development Standards.

### **Land Use Code Requirements**

**A. Dimensional Requirements:** The site is currently zoned single-family R-3.5 which has a minimum lot size requirement of 10,000 square feet. The dimensional requirements for the R-3.5 zoning district include:

20'	Front Yard Setback
25'	Rear Yard Setback
5'	Side Yard Setback
15'	Two Side Yard Setback
30'	Maximum Building Height
35%	Maximum Lot Coverage by Structure
50%	Maximum Impervious Surface
70'	Minimum Lot Width
80'	Minimum Lot Depth

**Finding:** All structures greater than 30 inches within the proposed setbacks will be required to be removed as part of the proposal. The single family house on lot 1 will remain. Upon completion of the required demolitions all of the lots can be developed in accordance with the City of Bellevue Land Use Code requirements including the R-3.5 dimensional requirements. See Section VIII of this report for a related Condition of Approval.

**B. Significant Tree Preservation:** The tree preservation requirements under LUC Section 20.20.900 to save 15 percent of the diameter inches of significant trees on the site apply to this proposal. The applicant has identified 32 significant trees on the site with a total of 678 diameter inches. In order to meet the 15% minimum retention requirement, the project must retain 101.7 diameter inches of significant trees.

**Finding:** The applicant proposes to preserve 7 trees that comprise a total of 111 diameter inches, or 16.4% of significant trees. This satisfies minimum tree retention requirements. See Section VIII for a related condition of approval.

### **5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

**Finding:** The site is located within the Newcastle Subarea of the Comprehensive Plan. The Comprehensive Plan specifies single-family medium development for this property. The proposal complies with applicable Comprehensive Plan policies city-wide and for this Subarea:

The single family homes are, by use type, compatible with surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-1). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-3).

The proposal meets Comprehensive Plan policies to preserve existing vegetation on-site (EN-19).

The proposal meets utility standards (UT-1), provides development on infill or under-utilized sites with adequate urban services (HO-17), and meets the Neighborhood Quality goal (Housing Element) to ensure compatible housing and environmentally sensitive features by providing the preservation of healthy significant existing trees on-site.

**6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

**Finding:** Each lot can reasonably be developed to current R-3.5 zoning standards without requiring a variance. Existing structures over 30 inches within the proposed setbacks will be required to be removed as part of the proposal. The proposed lots meet minimum standards for lot width, lot depth, and lot area of the R-3.5 land use district. There are no environmental factors which further inhibit the development of this property that would warrant a variance. See related conditions of approval in Section VIII.

**7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

**Finding:** The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, ingress/egress, necessary easements and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots.

**VII. Conclusion and Decision:**

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, City Code, and standard compliance reviews, the Director of Planning and Community Development does hereby **approve** the CGL Preliminary Short Plat **with conditions**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.



**VIII. Conditions of Approval:**

The following conditions are imposed under authority referenced:

**COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

<b>Applicable Codes, Standards and Ordinances</b>	<b>Contact Person</b>	
Clearing & Grading Code – BCC 23.76	Tom McFarlane,	425-452-2507
Construction Codes – BCC Title 23	Build. Division,	425-452-6864
Fire Code – BCC 23.11	Adrian Jones,	425-452-6032
Land Use Code – BCC Title 20	Drew Folsom,	425-452-4441
Noise Control – BCC 9.18	Drew Folsom,	425-452-4441
Sign Code – BCC Title 22	Drew Folsom,	425-452-4441
Transportation Development Code – BCC 14.60	Rohini Nair,	425-452-2569
Right of Way Use Code – BCC 14.30	Tim Stever,	425-452-4294
Transportation Department Design Manual	Rohini Nair,	425-452-2569
Traffic Standards Code 14.10	Rohini Nair,	425-452-2569
Utility Code – BCC Title 24	Brad Ayers,	425-452-6054

**A. GENERAL CONDITIONS**

**1. UTILITIES DEPARTMENT APPROVAL**

Utilities Department approval is based on the preliminary utility design only. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities. The water, sewer and storm drainage systems shall be designed per Utility Codes BCC 24.02, 24.04, 24.06 and the Engineering Standards. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review plan approval, and field inspection is performed under the Developer Extension Agreement and Utilities Permit Processes.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06

REVIEWER: Brad Ayers, Utilities Department

**2. DEVELOPER EXTENSION AGREEMENT**

Water, Sewer and Storm Developer Extension Agreements are required for the engineering review and inspection of the water, sewer and storm drainage improvements treatment per Utility Code 24.06.120 C. The Developer Extension Agreement booklet(s) and submittal requirements are available from the Utility Representative at the Permit Center at any time.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06.120

REVIEWER: Brad Ayers, Utilities Department

### **3. NOISE - CONSTRUCTION HOURS**

The proposal will be subject to normal construction hours of 7am to 6 pm Monday through Friday and 9:00 am and 6:00 p.m. on Saturdays except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to PCD, work hours may be extended to 10 pm if the criteria for extension of work hours as stated in BCC 9.18 can be met and appropriate mitigation employed. A sign providing notice of the limitation on construction hours contained in this chapter shall be posted on construction sites prior to commencement of the new single family construction, per BCC 9.18.044.

AUTHORITY: Bellevue City Code 9.18

REVIEWER: Drew Folsom, Development Services Department

## **B. PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT**

### **1. RIGHT OF WAY USE PERMIT**

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department

## **2. TREE PROTECTION**

To mitigate adverse impacts to nondisturbed areas and trees to be retained during construction:

- a. Clearing limits shall be established at the limit of nondisturbed areas and for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.
- b. No excavation or clearing should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.

AUTHORITY: Bellevue City Code 23.76.060

REVIEWER: Drew Folsom, Development Services Department

## **3. OFF-STREET PARKING**

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation or demolition permit.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department

## **4. ENGINEERING PLANS**

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all transportation improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the joint use driveway, individual driveway, pavement restoration in SE 45<sup>th</sup> Place, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual

REVIEWER: Rohini Nair, Transportation Department

## **5. SIGHT DISTANCE**

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access points on SE 45<sup>th</sup> Place must be trimmed.

Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240

REVIEWER: Rohini Nair, Transportation Department

## **6. PAVEMENT RESTORATION**

The city's pavement manager has determined that this segment of SE 45<sup>th</sup> Place will require "Overlay Required" trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 21

REVIEWER: Tim Stever, Transportation Department

## **C. PRIOR TO FINAL SHORT PLAT APPROVAL:**

### **1. VARIANCE RESTRICTION**

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The following language shall be placed on the final short plat document:

"Variance Restriction: Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance."

AUTHORITY: Land Use Code 20.45B.130.A.6

REVIEWER: Drew Folsom, Development Services Department

### **2. TREE PRESERVATION PLAN**

A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final plat mylar. The Tree Preservation Plan must contain the following note:

"Tree Preservation Plan:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or

tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant."

**2b.** Tree tags shall be installed on each tree required for retention. Installation of these tags shall be inspected by the land use planner prior to final short plat approval. Contact Drew Folsom at (425) 452-4441 to schedule the tree tag inspection. Note: tree tags can be obtained from the land use planner.

AUTHORITY: Land Use Code 20.20.900.D.4

REVIEWER: Drew Folsom, Development Services Department

### **3. INFRASTRUCTURE IMPROVEMENTS**

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete. Specific requirements are detailed below:

a) Site Specific Items:

b) Miscellaneous:

- Landings on sloping driveway approaches are not to exceed a 10% slope for a distance of 20 feet from SE 45<sup>th</sup> Place. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum cross grade of a street at the street end shall be 8%.
- Vehicle sight distance must be provided per BCC 14.60.240 and 14.60.241.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241;  
LUC 20.40.490 Transportation Department Design Manual Sections 3, 4, 5,  
7, 11, 14, 19

REVIEWER: Rohini Nair, Transportation Department

#### **4. ACCESS DESIGN AND MAINTENANCE**

The final short plat map must include a note that specifies that the owners of lots served by the joint use driveway are jointly responsible for maintenance and repair of the joint use driveway. Also, the final short plat map must include a note that specifies that the joint use driveway will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: Bellevue City Code 14.60.130

REVIEWER: Rohini Nair, Transportation Department

#### **5. DEMOLITION OF EXISTING STRUCTURES WITHIN PROPOSED SETBACKS**

All existing structures within required minimum structure setbacks must be removed prior to final short plat approval.

AUTHORITY: Land Use Code 20.20.010, 20.45B.130.A.6

REVIEWER: Drew Folsom, Development Services Department

#### **D. PRIOR TO ISSUANCE OF SINGLE FAMILY BUILDING PERMIT:**

##### **1. TRANSPORTATION IMPACT FEE**

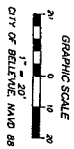
Payment of the traffic impact fee will be required at the time of single family building permit issuance. The current impact fee is \$438.89 per new dwelling. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: Bellevue City Code 22.16

REVIEWER: Rohini Nair, Transportation Department

#### **LIST ATTACHMENTS**

- A. Plans and Drawings



**VICINITY MAP**  
(NO SCALE)

PEAR	
WALNUT	
APPLE	
DOGWOOD	
ALDER	
FR	
JANER	
CEDAR	

[illegible]

**Call 2 Working Days Before You Dig**  
**1-800-424-5555**  
 Utilities Underground Location Center  
 (ID, MT, ND, OR, WA)

YOUHADI E KUNN Y, 'TAI SYATIINU CIIIDVEY APTIIRARY

**EXISTING USE:** SINGLE-FAMILY RESIDENTIAL

CITY OF RECEIVED

EXPIRES 12/30/09

CITY OF BELLEVUE

DESIGN GROUP  
MICOLE E. MECUM, P.E.  
PROJECT MANAGER  
N. MECUM  
DESIGNED  
S. KHRISTOFOROV  
CADD  
N. MECUM  
CHECKED  
DATE:  
PPI-VCH002  
FOR E MAIL:

[illegible]